

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD MINUTES
THURSDAY, FEBRUARY 28, 2019
ANB Bank, 131 N 6th Street
7:30 A.M.

PRESENT: Duncan Rowley (Chair), Doug Simons Jr. (Vice-Chair), Jason Farrington, Tom LaCroix, Dan Meyer, Josh Niernberg, Phyllis Norris, Maria Rainsdon, Vance Wagner

DDA/BID STAFF: Vonda Bauer, Caitlyn Love, Rykel Menor, Brandon Stam

CITY STAFF: John Shaver (City Attorney) came in at 8:01 a.m.

GUESTS: Jeremy Nelson (REgeneration Development Strategies)-via phone, Treece Bohall (Designer/Draftsman), Rob Breeden (Architecture & Planning Professional), Christi Reece (Christi Reece Group)

CALL TO ORDER: Duncan called the meeting to order at 7:32 a.m.

APPROVAL OF MINUTES:

Meeting of February 14, 2019

Jason made a motion to approve the minutes of the February 14th, 2019 meeting. Vance seconded the motion. The motion was approved.

EXECUTIVE SESSION

Duncan made a motion to go into Executive session to discuss personnel matters under Colorado Revised Statute section 24-6-402 (4) (f) (i) of the open meetings law relative to a DDA employee, specifically the Executive Director. Tom seconded the motion. The motion was approved.

The Board convened into Executive Session at 7:35 a.m. Board members present were Duncan Rowley, Doug Simons, Jason Farrington, Tom LaCroix, Dan Meyer, Josh Niernberg, Phyllis Norris, Maria Rainsdon, and Vance Wagner. Brandon Stam (Downtown GJ Director) was also present. John Shaver (City Attorney) was absent.

RECONVENE INTO OPEN SESSION TO DISCUSS EXECUTIVE SESSION DISCUSSION

The Board reconvened into open session at 8:00 a.m.

Duncan made a motion to approve a 7.5% salary increase above Brandon's current salary based upon the review given to Brandon by the Chair and Vice-Chair. Tom seconded the motion. The motion was approved unanimously.

RESOLUTIONS FOR CONSIDERATION: COMMUNITY CENTER AND TAX INCREASE

There was Board discussion regarding Resolutions 2019-02 and 2019-03 supporting City of Grand Junction Ballot Issues 2A, 2B, and 2C.

Vance made a motion to approve the Resolution 2019-03 supporting City of Grand Junction Ballot Issues 2A and 2B. Doug seconded the motion. Duncan, Doug, Dan, Josh, Phyllis, Maria, and Vance voted in favor of the motion. Jason and Tom opposed. The motion carried.

Vance made a motion to endorse Resolution 2019-02 supporting City of Grand Junction Ballot Issue 2C. Duncan seconded the motion. All opposed. The motion failed. The Board discussed that they did not want to weigh in on 2C and therefore voted against approving the resolution.

UPDATES

R-5 Project

Jeremy Nelson gave an update of the progress on the Lowell Village Townhomes. Some highlights of the project were:

- Prepared for Metro District Election, submitted Phase 1 Final Plan/Plat Application, Supported kick-off of Lowell School HSA
- Held successful Metro District election, received City conditional approval on Phase 1 Final Plan/Plat, executed 1st option contract with potential townhome buyer
- Held pre-construction meeting with the City of Grand Junction, began Phase 1 horizontal construction
- Prepared Phase 2 final Plan/Plat Application, finalized partnerships with School District #51 and Open Optic
- Broke ground on infrastructure for Phase 1 of the townhomes.

Christi Reece stated that they have had a great response and there was interest from local and out of state buyers. Her company is purchasing one unit to use as a model home. In Phase 1 three of the first four townhomes are under an option to purchase contract. There is also a letter of intent for a townhome for Phase 2. Brandon stated that Kaart is currently renting out upstairs space at the Lowell Building.

Plan of Development Workshops

There was a Vibrant Together Workshop on connectivity and safety on February 26th. There were approximately 20 participants that attended. Participants walked to the Library and Train Depot and others biked to Las Colonias Park. The groups provided feedback on their difficulties and experiences they encountered on their routes. There was also a Vibrant Together Workshop on Downtown infill and development on February 27th at the R-5 building. Approximately 100 people attended the open house at the Avalon Theatre and they provided great input and feedback.

OTHER BUSINESS

Discussion of whether the Board would want additional nearby properties to petition into the BID and DDA boundaries.

Restaurant Week will be from March 1 – March 10. Twenty restaurants will be participating in the event.

PUBLIC COMMENTS

None

ADJOURN

There being no further business, Tom made a motion to adjourn; Doug seconded the motion. The meeting adjourned at 8:47 a.m.